

**GWINNETT PLACE
COMMUNITY IMPROVEMENT DISTRICT (GPCID)
REGULAR BOARD MEETING
Atlanta Marriott Gwinnett Place
1775 Pleasant Hill Road
Duluth, GA 30096
July 13, 2011**

MINUTES

Attendees

Board Members: Marcy Adams Joe Piccolo James Song
Leo Wiener

Board Observers: Tim Hur, Assistant Secretary
Chris McGahee, City of Duluth

Staff: Joe Allen, Glenn Wisdom

Legal: Lynn Rainey

Consultants: Jeff Corbin, Landmark Communications, Inc.
Gary Cornell, Jacobs Engineering, Inc.
Erick Fry, URS Corporation
Kari Ward, Stantec Consulting, Inc.

Chairman Wiener called the meeting to order at 9:06 a.m. by welcoming all in attendance.

Ms. Adams motioned to approve the proposed Meeting Agenda; seconded by Mr. Song and unanimously approved.

Ms. Adams motioned to approve the Minutes from the June 8, 2011 Monthly Business Meeting, as presented; seconded by Mr. Song and unanimously approved.

Special Presentation

Mr. Michael Paris, President and CEO of the Council for Quality Growth, addressed the board regarding the Transportation Investment Act of 2010 that calls for residents in the Atlanta region to vote for a one-penny sales tax in July 2012. All funds raised will support a wide range of transportation options throughout the 10-county region, including within our CID. If approved, over \$6 billion in new funding will be generated for transportation over 10 years, which would be the largest economic development project in Atlanta's history.

Mr. Paris shared that the Metro Atlanta Voter Education Network (MAVEN), which is a non-advocacy organization, will focus exclusively on non-partisan voter education activities and funds contributed to MAVEN will be used solely for this purpose.

Mr. Robert Voyles, Chairman of the MAVEN Finance Committee, noted that for the last 20 years he has been committed to helping the Atlanta region resolve its growing traffic problems. He has been involved with many of the region's CIDs and helped create and then chair the DeKalb Perimeter CID for most of the last 13 years and served on the Georgia Regional Transportation Authority since 2005. He has agreed to serve as Finance Committee Chair for MAVEN and seeks the board's support to be part of the team that helps underwrite the cost of MAVEN's education efforts. Mr. Voyles respectfully asked that the board consider making an additional contribution of \$93,000.00 to MAVEN to be added to the \$7,000 we previously contributed, for a total of \$100,000.00. The funds will allow MAVEN to accomplish its education mission. He noted the \$200,000.00 commitments from the Town Center and Buckhead CIDs and \$300,000.00 commitments each made by the North Fulton, Cumberland and Perimeter CIDs. He stated that MAVEN will be going to the other CIDs in the region over the next two months.

Mr. Wiener motioned to contribute an additional \$63,000.00, for a total of \$70,000.00, to the Metro Atlanta Voter Education Network to be used in nonpartisan factually neutral and accurate voter education activities regarding the proposed 2012 referendum authorized by the State of Georgia Transportation Investment Act of 2010, no portion of which may be used in a political campaign to advocate the passage or defeat of a referendum or ballot question. \$25,000 of this amount would be released immediately with the balance disbursed after the project list was developed by the Atlanta Regional Roundtable. The motion was seconded by Ms. Adams and unanimously approved.

Action/Consent Items

Gwinnett Chamber Strategic Leadership Visit

Following a review of the Strategic Leadership Visit and the resulting cost increase for the 2011 visit by Mr. Allen, Ms. Adams motioned approval for Mr. Wiener and Mr. Allen to be the two representatives of the CID to attend the Gwinnett Chamber's Strategic Leadership Visit to San Francisco, California September 20-24, 2011 and to increase the budget line item by \$800.00 to cover the additional costs; seconded by Mr. Song and unanimously approved.

2011 Property Tax Millage Resolution

Following a review by Mr. Rainey and Mr. Allen of the proposed resolution and five-year tax history, Mr. Wiener motioned to adopt a Resolution of the Board of Directors of the Gwinnett Place CID setting its 2011 property tax millage rate at 5.0 (five) mills and that it be incorporated into the tax notices of the appropriate real property owners in the CID to be collected by Gwinnett County; seconded by Ms. Adams and unanimously approved.

Gwinnett Livable Centers Initiative (LCI) 10 Year Study Update

Mr. Allen directed the board to information contained in the board package documenting the scores of the six firms that had submitted proposals and discussed the competitive proposal process. A review team of CID, Gwinnett County Planning and Development and Gwinnett County DOT staff recommended Jacobs Engineering, Inc. to perform the study update. Following a presentation on the proposed LCI update process by Gary Cornell, Community Planner, Jacobs Engineering, Mr. Wiener motioned to authorize the Chairman to execute an agreement between the GPCID and Jacobs Engineering, Inc. to prepare a 10-year update to the existing Gwinnett Livable Centers Initiative plan; seconded by Ms. Adams and unanimously approved.

Georgia Transportation Infrastructure Bank and ARC's LCI Transportation Projects Program

Following a review of requirements for the grant application process by Mr. Allen, Ms. Adams motioned to authorize the Executive Director to prepare and submit applications seeking no more than \$1 million for the Pleasant Hill Road DDI bridge project and \$1.5 million for the Venture Drive intersection project from the Georgia Transportation Infrastructure Bank and a minimum of \$500,000 from the LCI Transportation Project program; seconded by Mr. Wiener and unanimously approved. There is an opportunity to procure a loan from the same agency at a very low interest rate. Mr. Allen will investigate and present details to the Board if it seems prudent.

Streetscape Projects

Kari Ward, Stantec Consulting Services, Inc., reviewed details of the Pleasant Hill Road, Phases 1 and 2, and Satellite Boulevard, Phases 1 and 2, streetscape projects. Erick Fry, URS, reviewed details of the streetscape and landscape elements associated with the Pleasant Hill Road DDI bridge project.

Mr. Allen reviewed the construction and budgetary status of each project. Mr. Allen noted that Gwinnett DOT had agreed to provide an additional \$371,945.22 to the Pleasant Hill Road, Phase 1 project bringing the total budget cost to \$1,955,425.83. Ms. Adams motioned to authorize the Executive Director to increase the CID contribution level of the Pleasant Hill Road Streetscape Project, Phase 1 by \$217,834.48 due to right of way acquisition being more challenging and expensive than anticipated; seconded by Mr. Piccolo and unanimously approved.

Ms. Adams motioned to authorize the Chairman to execute an agreement between the GPCID and the Gwinnett County Board of Commissioners to construct Transportation Enhancement Activity Project CSTE-0009-00 (072), P.I. No. 0009072, Pleasant Hill Road Streetscape Project, Phase 2, once the CID and Gwinnett County attorneys have approved the final agreement; seconded by Mr. Wiener and unanimously approved. Ms. Adams motioned approval for the Executive Director to increase the CID contribution level for the Pleasant Hill Road

Streetscape Project, Phase 2, which has no SPLOST funding, by \$73,621.83; seconded by Mr. Wiener and unanimously approved.

Treasurer's Report

Mr. Allen presented the following account summary for June 2011:

Checking Account

June 1, 2011 Beginning Balance:	\$29,823.68
June 30, 2011 Ending Balance:	\$40,695.96

Money Market Account

June 1, 2011 Beginning Balance:	\$2,651,170.38
June 30, 2011 Ending Balance:	\$2,559,781.66

Certificate of Deposit

June 1, 2011 Beginning Balance:	\$150,845.48
June 30, 2011 Ending Balance:	\$150,845.48

Total Account

June 1, 2011 Beginning Balance:	\$2,831,839.54
June 30, 2011 Ending Balance:	\$2,751,323.10

Mr. Allen noted that as of June 30, 2011, the CID had approximately \$2.7 million in cash. He encouraged board members to review the monthly financial summaries. Assuming the budgeted tax revenues of \$1.1 million for 2010 are received with 2017 being the final tax revenue-producing year of the current CID life, the estimated available funding at the board's discretion through the end of October 2017 is approximately \$3.8 million.

Ms. Adams motioned to approve the Treasurer's Report and ratify the expenditures; seconded by Mr. Wiener and unanimously approved.

Chairman's Remarks

Chairman Wiener encouraged audience members to become informed regarding the Transportation Investment Act. He noted that several years ago the CID Board had determined streetscape projects were a priority for the CID and he is happy with the progress that has been made.

Executive Director's Remarks

Pleasant Hill Road Bridge Project

Project Manager Erick Fry with URS reviewed the renderings associated with the reconstructed Pleasant Hill Road bridge project. The renderings feature a dynamic and aesthetically pleasing treatment to the fence work that will line the bridge as the diverging diamond interchange (DDI) is installed beginning early next year. He noted that a 16-member project steering committee developed the bridge's new appearance.

Over multiple months of meetings and charrettes, diverse opinions were gathered from international communities, area business owners, residents, county government staff, CID board members, planning consultants, Chamber of Commerce representatives and City of Duluth officials. The board expressed its pleasure with the elements outlined in the renderings.

Venture Drive/Pleasant Hill Road Intersection Redesign

Project Manager Kari Ward of Stantec Consulting Services reported that preliminary plans have been submitted to the Gwinnett Department of Transportation for review. The preliminary field plan review (PFPR) will soon be scheduled. Once the review is complete, the Stantec staff will submit the 90% plans.

Public Relations Update

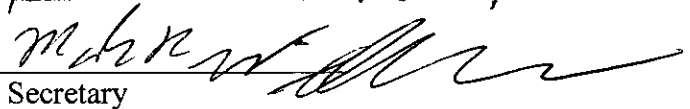
Jeff Corbin noted the many positive articles about the area that appeared in local news outlets during June. Information about the bridge project was in numerous newspapers and aired on WSB-TV and The Georgia Gang television program. Information about the revitalization projects in the Gwinnett Place CID were headlines in a recent Sunday edition of the Gwinnett Daily Post. Copies of the articles are in the board package and posted on the CID Web site. The CID continues to realize growing readership of the weekly "more positive news" e-newsletter.

Public Comment

The public was presented an opportunity to comment. Two individuals commented on the international aspect of the area and the importance of diversity involvement with the LCI study update.

The meeting adjourned at 10:39 a.m. The next scheduled meeting is 9:00 a.m. on August 10, 2011 at the Atlanta Marriott Gwinnett Place, 1775 Pleasant Hill Road, Duluth, although that meeting may be cancelled.

Approved by the Board this
12 day of October, 2011,

X 
Secretary